



Buyers Protection Group



**1101 E. 10th Street #B
Austin TX 78703**

**Client(s): Chambers
Inspection Date: 2/6/2012**

The Best Inspectors. Anywhere.

Inspector: Randal Pitts #9911

PROPERTY INSPECTION REPORT

Prepared For:	Floyd Chambers
	(Name of Client)
Concerning:	1101 E. 10th Street #B, Austin, TX 78703
	(Address or Other Identification of Inspected Property)
By:	Randal Pitts #9911 / BPG Inspection Services 2/6/2012
	(Name and License Number of Inspector) (Date)
	(Name, License Number and Signature of Sponsoring Inspector, if required)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.231 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Items identified in the report do not obligate any party to make repairs or take other action, nor is the purchaser required to request that the seller take any action. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Thank you for choosing BPG Energy Audit, Property & Pest Inspection Services.

Randal Pitts
Inspector

TREC Licensed Professional #9911
SPCB Technician #605823

Mobile: 512-922-5097
Scheduling: 1-800-285-3001

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This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult on an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Style of Home: Two Story	Age Of Home: 1908	Home Faces: North
Client(s) Present: Yes	Weather: Cloudy	Temperature: Below 50

Rain in last 3 days: Yes	Recommended Professionals: Licensed Electrician, Foundation, Roofer, Licensed Plumber, General Labor, EPA registered Remediator	
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IN=Inspected NI=Not Inspected NP=Not Present D=Deficiency				Inspection Items
IN	NI	NP	D	

I. STRUCTURAL SYSTEMS

☒ ☐ ☐ ☒ A. Foundations

Type of Foundation: Pier & Beam

Foundation method of inspection: Visual inspection of exterior

Extra Info : Entered and crawled interior

Foundation performance: In need of repair. See additional comments below

Crawlspace Observation Considerations: From entry, Crawled, Limited access

Columns or Piers: Wood piers, Concrete piers

Comments:

The foundation inspection is limited. The inspector does not pull up floor coverings, move furniture, measure elevations or propose major repairs. The inspector does not enter crawl space areas less than 18". It is important to keep soil moisture contents by foundation consistent year round. The client should understand that inspectors are not professional engineers. Our inspection is based on general observation of the foundation and the inspector's personal experience with similar structures. (An opinion on performance is mandatory)



A. Picture 1 Interior section of foundation appeared in good condition.

- ☒ Previous repairs to foundation have been disclosed or were detected; refer to owner or previous contractor for any documentation and possible warranties for further information.
- ☒ Differential movement / settlement observed; indicated by one or more of the following observed conditions; Cracks in the veneer or foundation, Cracks in the sheetrock around doors and windows, doors that are not square in the jamb, etc. Foundation is in need of re-levelling.
- ☒ Piers are not vertically aligned to beams in several areas. Piers depth extension into grade is unknown.

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A. Picture 2

☒ Piers are not tied to beam structure of the home.



A. Picture 3 Tie downs present, but not attached to beams.

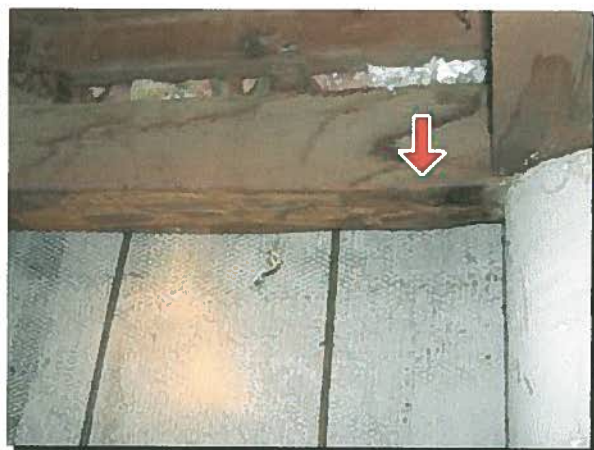
☒ Multiple areas where beams are not in contact with floor joists and needs to be shimmed with non-compressive materials (i.e. metal shims).

☒ Multiple areas observed below the house with various degrees of damage from water and/or wood destroying insects. The outer perimeter beam is deteriorated in multiple areas (rot and termite), most notably along the east wall. The sill plates for the wall studs are damaged from rot and termites. There is a high likelihood that upon removal of the exterior wall coverings, unseen damage to the interior wall structure (studs) will be uncovered.

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A. Picture 4 2x4 member placed underneath rotted area.



A. Picture 5



A. Picture 6 Damaged from termite, split.



A. Picture 7

☒ Beams are not bearing fully on pilings in at least 8 areas.



A. Picture 8

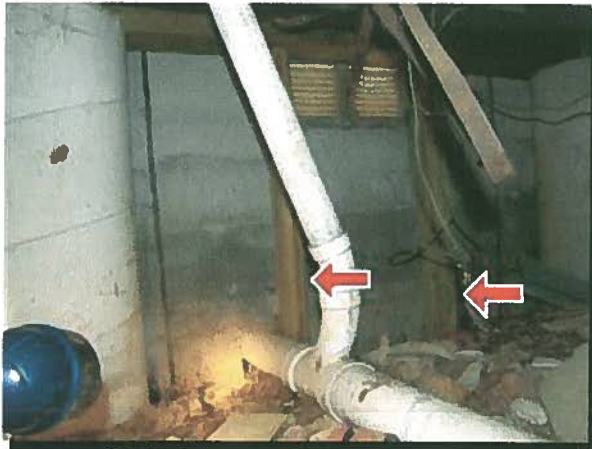
☒ Old, original pilings (wood) should be removed, replaced.

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A. Picture 9

☒ Skirting is supported by wooden members placed directly into soil. Wood to ground contact is conducive to rot and infestation of wood destroying insects. Masonry support is best for this application.



A. Picture 10

☒ ☐ ☐ ☒ B. Grading and Drainage - Comments:

It is advisable to maintain at least 4 inches minimum of clear area between the ground and siding. Proper drainage is critical to the performance of the foundation. All grades should drop away from the structure at a rate of 6 inches for every 10 feet.

☒ Gutters may be recommended to offset deficient grade of property (mostly flat grade, no drainage). Recommend adding gutters where not installed. Water cascading off the roof where gutters are not installed could result in excessive erosion and possibly undermine the foundation.

☒ ☐ ☐ ☒ C. Roof Covering Materials

Type(s) of Roof Covering: 3-Tab fiberglass

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Viewed roof covering from: Ladder, Binoculars*Comments:*

The inspector does not speculate on the remaining life expectancy of the roof covering. The inspector does not lift or remove shingle or tiles. Inspection of fastening system at shingle tabs are not inspected as this could damage the shingle.

Covering on main house (excluding rear deck covering) appears in good condition. No leaks active at time of inspection. Shingles appear to be properly fastened, tar strip in good condition.

☒ The flat roof (Less than 3/12 slope) at the rear of home, covered porch has improper style roof covering (three-tab shingles). It should have either selvage, roll roofing, rubber membrane or an approved covering for a flat roof. The roof has evidence that it has been leaking (water damage and stains on ceilings).

The existing roof is improperly flashed against the wall, under the eaves of the main house.

It is recommended that the roof from the main house be extended outward over the patio area to provide a continual drain slope towards the exterior of the structure. This will entail re-constructing the outer walls of the enclosure to conform with standard requirements for load bearing perimeter walls.



C. Picture 1



C. Picture 2 Improper covering for low slope.



C. Picture 3 Recommend construction of properly sloped roof over covered patio.



C. Picture 4 Wood rot under the eaves where lower roof covering is flashed into wall.

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C. Picture 5 Evidence of leaks from flat roof, improper flashing.



C. Picture 6



C. Picture 7

☒ ☐ ☐ ☒ D. Roof Structure & Attic

Method used to observe attic: Entered attic and performed a visual inspection

Viewed roof structure from: Attic

Approximate Average Depth of Insulation: less than 6 inches

Approximate Average Thickness of Vertical Insulation: Unknown

Roof Ventilation: Gable vents

Roof Structure: Stick-built, 2 X 4 Rafters, Wood slats, Plywood

Attic Info: Attic access, Pull Down stairs

Attic Insulation: 1 Inch, Blown, Fiberglass, Below, R-19

Comments:

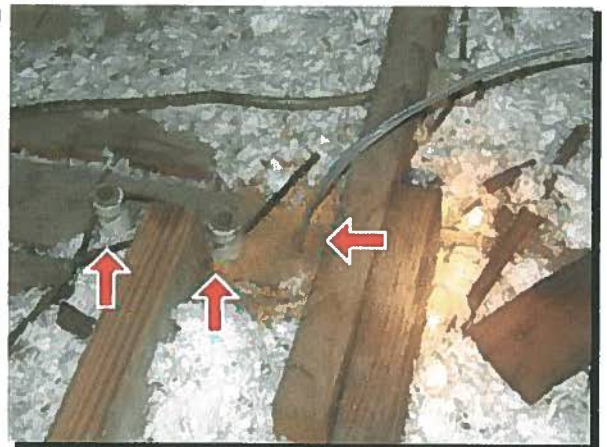
Only areas of the attic determined accessible by the inspector are inspected.

☒ Electric splices are not properly clamped or secured in junction boxes in various locations in the attic. There is knob and tube wiring present in the attic that has been spliced into. There are several areas that are safety/fire hazards and should be repaired and/or upgraded to current NEC (National Electric Code) standards. No additional insulation should be installed until branch circuitry in the attic is brought up to code.

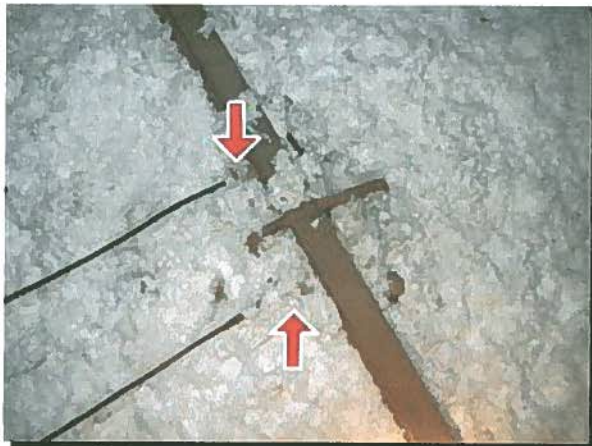
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D. Picture 1



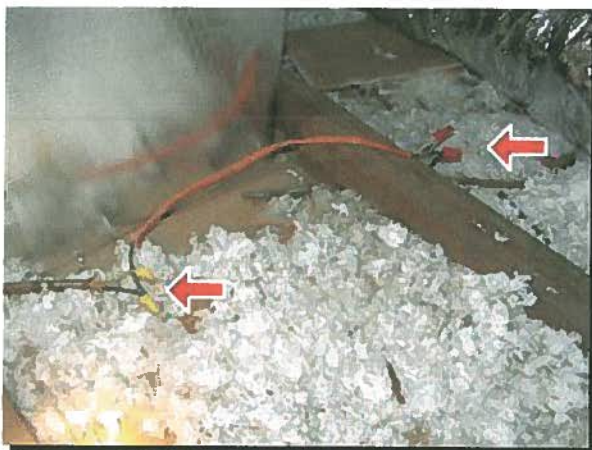
D. Picture 2



D. Picture 3 Uninsulated cables through ceiling joists.



D. Picture 4 Prevent all access to live components.



D. Picture 5 Improper connections made up in attic.

☒ The 1x6 inch ridge board should probably have been upgraded to a 2x6 at the last roof sheathing installment. A reduction of rafter span is a typical upgrade to structures of this era when additional load is placed upon it (plywood sheathing). The dead load weight rating of this structure is unknown, and an

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evaluation by a structural engineer/specialist is recommended. Addition of purlins to reduce span of rafters is likely to be recommended.



D. Picture 6

☐ Insulation should be installed on top side of attic doors.

☐ Attic ventilation deficient by current standards. 1 sqft ventilation through roof per 150sqft attic space required. Recommend additional ventilation.

☒ Insulation deficient. Insulation should be installed to R-38 (14-16 inches blown, loose fill).



D. Picture 7



D. Picture 8

☒ Penetrations through to exterior should be sealed, pest barriers to be installed to prevent animal entry.
Note: There are indications of past pest in the attic (compacted insulation, mouse droppings, birds nest)

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D. Picture 9

Remove excess debris from attic floor (shake remnants).



D. Picture 10

There is water damage to the front wall of the attic. No damp or dry in material present. Damp and dry in to be installed, extending under bottom of wall to exterior. Flashing will be needed at this abutment joint also.




D. Picture 11 Run dry in to bottom, extending to exterior underneath wall.



D. Picture 12

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 Evidence of previous water penetration at older chimney flue towards front of structure.



D. Picture 13

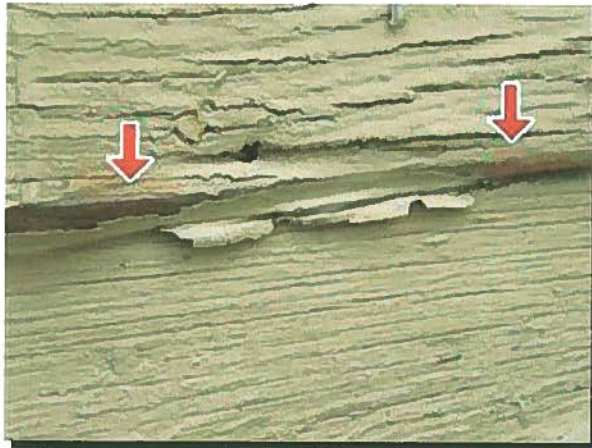
☒ ☐ ☐ ☒ E. Walls (Interior & Exterior)

Wall Structure: Wood, 2 X 4 Wood

Comments:

Only readily accessible areas clear of furniture and occupant belongings are inspected. Observations are related to structural performance and water penetration only. The inspection does not include obvious damage. It is recommended that all surfaces be kept well sealed. If the home has stucco cladding the siding should be monitored for cracks or separation in transitional joints and repaired. A home inspectors visual inspection of stucco clad homes may not reveal the presence of water infiltration and structural deterioration. It is recommended that stucco clad homes be further evaluated by a qualified EIFS or stucco repair contractor. This inspection does not cover any issues that are considered to be environmental. Such as, but not limited too, lead based paint, asbestos, radon, mold, mildew, fungus, etc.

☒ An on site lead test showed presence of lead lead on wood siding. Lead is a known carcinogen that, when allowed to chip from siding and become ingested by children or pets, is a health hazard. Though most areas of house were painted over with non-lead based paint, the original lead paint is underneath. The deteriorating and chipped paint areas should be properly removed. Recommend contacting EPA registered contractor for maintenance advice, or for removal requirements if so desired.



E. Picture 1 Test solution turns pink to red upon presence of lead.

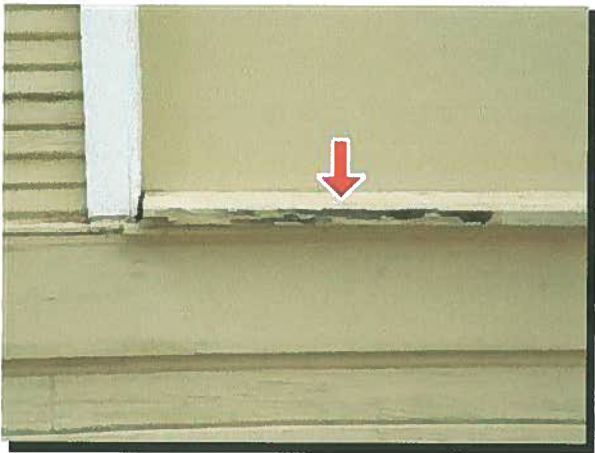


E. Picture 2

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E. Picture 3 Pain to be removed.



E. Picture 4



E. Picture 5



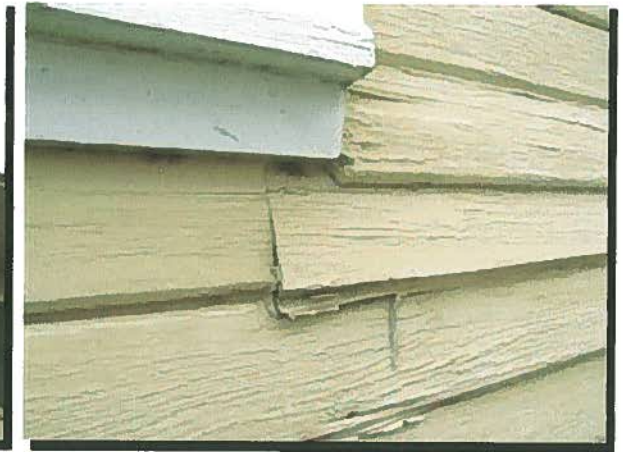
E. Picture 6

☒ There are areas of the exterior wood siding, trim, Fascia, Drip edge, door jambs, etc. that have sustained varying levels of water (rot) damage and is in need of repair

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E. Picture 7



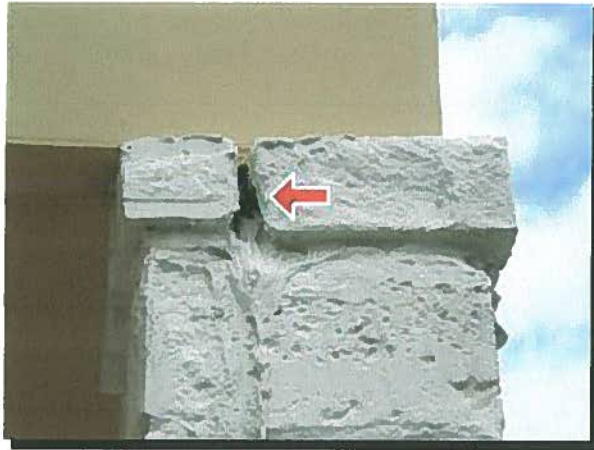
E. Picture 8



E. Picture 9

- ☒ All exterior siding butt & transitional joints that have separated more than 1/8" should be re-sealed (caulk and paint) to prevent moisture incursion
- ☒ It is recommended that all protrusions through the exterior siding and fixtures mounted on the exterior be sealed in order to prevent moisture incursion. Using a quality exterior caulk type sealant around pipes, wires, light fixtures etc. can prevent moisture related failure of electrical components and siding materials.
- ☒ Seal (paint) all exposed wood surfaces around the exterior of the home to include any bare wood, joints in siding and trim, etc.
- ☒ Front masonry pillar supports are open at top. These should be sealed to prevent water entry.

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E. Picture 10

☒ ☐ ☐ ☒ F. Ceilings and Floors

Ceiling Structure: 2X4

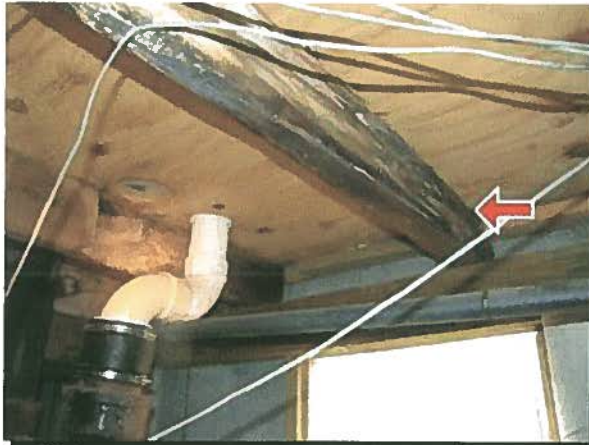
Floor System Insulation: NONE

Floor Structure: 2 X 6, 2 X 8, Wood joists, Wood beams

Comments:

Observation of floors are related to structural performance and water penetration only. The inspection does not include obvious damage to carpets, tiles, wood, laminate or vinyl flooring

☒ Several floor joist(s) are deteriorated from moisture absorption or water intrusion under the home. Repairs are needed. Recommend a qualified engineer inspect and repair or replace as needed.



F. Picture 1



F. Picture 2

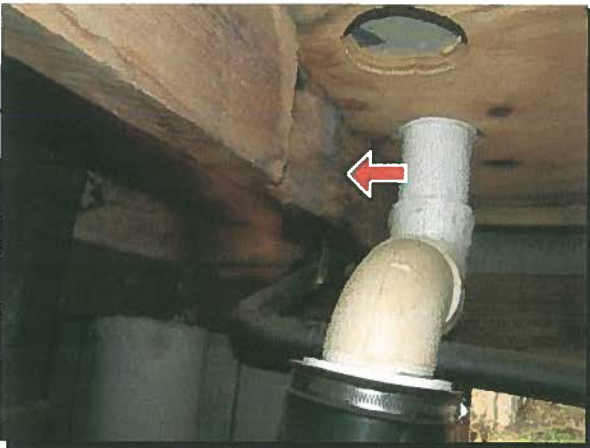
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F. Picture 3



F. Picture 4



F. Picture 5 This one id not water damaged, but has been damaged from an attempt to modify, probably to accommodate the previous drain.

☒ There is no cross bracing present between joists.

☒ Stains on ceilings in upstairs bath and patio areas indicate active leaks. Refer to roof covering section for recommendations on roof modifications.



F. Picture 6



F. Picture 7